

MEMO TO: City Council

FROM: Rosemarie Ives, Mayor

DATE: March 15, 2005

SUBJECT: **REDMOND MUNICIPAL CAMPUS CENTRAL PARK MASTER PLAN**

**I. RECOMMENDED ACTION**

Approve the Redmond Municipal Campus Central Park Master Plan as recommended by the Redmond Park Board.

**II. DEPARTMENT CONTACT PERSONS**

Danny Hopkins, Director of Parks and Recreation	556-2310
Tim Cox, Manager of Park Planning	556-2334
Roy Lehner, Park Planner	556-2313
Mike Paul, Project Engineer	556-2721

**III. DESCRIPTION**

**A. Project Background**

The Municipal Campus is the center of the City of Redmond government offices and is also a "special use "Resource Park. The approximately 18 acre Municipal Campus currently accommodates City Hall, the Public Safety Building, a technical support building, the Senior Center and associated parking (Attachment, Pg. I.4). Adjacent to City facilities are the King County Courthouse and Redmond Library. The Municipal Campus provides recreation and cultural opportunities associated with the Senior Center, the Sammamish River trail, "Art Hill", campus art work and significant open space. Proposed construction of a new City Hall and parking structure have stimulated the need to evaluate and plan for park, recreation and art features within the Municipal Campus, via this "Central Park" Master Plan (Attachment, Pg. I.5).

The Municipal Campus is a core element within Redmond's Downtown Neighborhood, providing City services, significant open space, recreational opportunities, an employment center and a place where the City gathers to celebrate. Through the years, special city-wide events including: Derby Days, City Lights and numerous community celebrations and gatherings have occurred on the grounds of the Municipal Campus. The opportunity to master plan *now* is linked to construction of new City Hall facilities. It is the intent of this park master plan to complement and enhance that effort; to plan areas and facilities that build on prior community events, and cultural opportunities; and to plan areas and facilities that build on prior community events, and cultural opportunities; and

to ultimately provide a central park that reflects the values of the community within a safe, accessible and environmentally responsible setting.

**B. Purpose**

The City initiated preparation of this master plan in order to identify existing conditions, development opportunities, and constraints associated with park development in conjunction with new City Hall construction. An important element of the plan is articulation of core values and future goals of the park. The Central Park Master Plan (CPMP) presents a future for the park that identifies and implements core values, sensitively fits program needs to site conditions, and responds to review comments from City Council, staff, City commissions and the public. The CPMP implementation will likely occur in phases as funding becomes available. Additional site planning and public involvement will occur with each phase.

**C. Process**

The master plan process began January 2004 at the direction of the Mayor and City Council. The Redmond Park Board and Department of Parks and Recreation were given the responsibility for conducting a thorough and timely process for preparation of the Central Park Master Plan (CPMP). The City engaged the services of Hewitt Architects, Inc. to assist in plan preparation and facilitate the public involvement process.

A broad range of stakeholders were engaged during the process utilizing e-mail, the City's internet and intranet, media advisories and advertised public hearings to solicit participation and input. The process began with a park planning charrette attended by representatives from all City departments, commissions, and boards. Presentations by the consultant and staff were initiated at meetings of the Park Board, Trails Commission, Art Commission, and Design Review Board, where park principles, goals and program amenities were discussed.

As plan alternatives were drafted, refined and the Preferred Alternative identified, input from citizens and stakeholders was solicited via a community meeting, the City's web site and at regularly scheduled Park Board meetings. City Council conducted two Study Sessions (spring and fall 2004) to discuss plan elements, review alternatives and advise staff and consultant. Consensus on a preferred alternative was achieved in late summer.

**D. Vision**

The Vision for the Central Park is one of place-making. It is to create the signature gathering place for the City; a place for families, children and friends, safe and accessible to all; a place of contact and learning; inviting and memorable; civic in stature yet characterized and tempered by the inherent natural beauty of its environs. The Park is seen as a pearl on a necklace of open spaces along the river. It is to provide a connection to the river, visually as well as physically, reflecting the heritage, culture and history of the City of Redmond.

**E. Development**

Three concept plans were developed to present choices for reviewers regarding the aesthetic quality and visual character of the park. All concepts accommodated the park's functional program; embraced the inclusion of art; offered direct pedestrian/bicycle connection to the Sammamish River Trail; and celebrated water as a recurring element

within the park. The three concepts attempted to present the broadest range of spatial configurations for review and discussion, with the goal of determining which park plan represented the aesthetic vision shared by the most constituents.

Response to the three concepts was generally consistent, with all constituent groups supporting Alternative A as their Preferred Plan. Consensus was Alternative A captured the desired visual and physical character of the park. Attributes that received consistent support were:

- A strong site concept that establishes a landscape context for the buildings, providing opportunity for them to blend with, but not dominate the site.
- A predominance of green, informal open spaces, and functional but restrained hardscape areas.
- A central linear water course and associated native plantings.
- An organized, but interesting pedestrian system with a direct connection from City Hall to the Public Safety Building, Senior Center, and parking structure.
- A place not reliant on programmed activity to keep it energized, but offering many venues when special events occur.
- A graceful and subtle transition from the park to the Sammamish River Trail.
- An abundance of opportunities for public art placement and integration.

#### **F. Master Plan**

The overall community consensus with regard to uses within the park is that primarily passive recreational opportunities are preferable. Daily, un-programmed activities would include: bicycling, interaction with the river trail, walking, lunching and picnicking, sitting, sunning, fitness opportunities, relaxing, people watching, and reading, informal pick-up field games such as Frisbee or volleyball, informal meetings and gatherings. Signature events include Derby Days and RedmondLights. Potential seasonal events include arts festivals; flower displays movies in the park, celebrations, open air markets, outdoor performances such as plays and concerts and opportunities for civic gatherings. There was also a strong desire to encourage evening/nighttime activities such as dances, fireworks displays, movie nights, and performances. Key elements of the Master Plan are shown on Attachment, Pg. V.20.

### **IV. IMPACT**

#### **A. Objective**

The master plan provides the framework for the overall development of the Redmond Municipal Campus Central Park. Nine phases of development and improvements are identified (Attachment, Pg. VI.28). While phasing is anticipated, various phases of the park could be developed out of the identified phasing sequence subject to opportunities and funding.

The Central Park Master Plan is designed to address the goals identified during the planning process. The CPMP identifies a park that complements the civic pride associated with new City Hall facilities, and creates a “Central Park” within the context of a growing, revitalized downtown neighborhood. In order to fulfill and implement park design goals, an aggressive level of programming and

maintenance is anticipated to activate the venues, spaces and facilities and to retain park aesthetics.

**B. Fiscal**

Implementation of the CPMP is contingent upon additional public process refined plans, permitting, construction and activation. Funding is a critical component of implementation. The CPMP is designed for phased implementation in recognition of funding challenges.

A cost estimate is given for each phase (Attachment, Pgs. VI 27-33). A comprehensive cost estimate is found in appendix iii. Phases are assumed to come on line for development on a two year basis, thus making the master plan approximately a 20 year plan. Estimates are calculated based on 2004 dollars and escalated 3% per year for each subsequent phase. Cost estimates provided for each phase take into account inflation, taxes and various development and construction contingencies (escalated "cost"). On-going costs associated with maintaining, operating and programming the significantly upgraded park facility are not included. Costs can vary widely depending on the timing of phased construction, level of maintenance and operations, aggressiveness of programming and final design characteristics of each phase

**A Summary of Phasing and Costs Follows**

Phase 1: City Hall and parking structure including landscaped grounds, reflecting pool, plaza, site furnishings and lighting. Fully funded and under construction.

Phase 2: Modest area between City Hall and Sammamish River, includes additional site furnishings, landscaping and potential river observation area. Cost \$210,000.

Phase 3: The "Great Lawn" between City Hall and the Senior Center includes, campus concourse, contoured, open space for a larger venue, water feature, climbing boulders, kayak/canoe landing, entry kiosk from River Trail, trail head restroom, fitness apparatus and site furnishings. Escalated cost \$3,050,000.

Phase 4: "Central Green" includes a lawn amphitheater/landform with a stage/plaza, water feature envisioned as water steps along the east side of the plaza, major north/south walkway through the site, a trellis/arbor constructed in front of the courthouse, the "Mayor's Glade", (a lawn area and smaller venue adjacent to the Campus Concourse), and two major east/west pathways through the campus. Escalated Cost: \$2,200,000.

Phase 5: "Campus Concourse" includes a more comfortable and accessible route into the heart of the park from the parking garage, construction of a covered walkway along the west side of the Public Safety Building and new hardscape, improvements to the existing turn-around/drop-off near the Senior Center with new paving, landscaping and site furnishings. Escalated Cost: \$1,410,000.

Phase 6: "North Meadow", adjacent to 160th Avenue NE includes large open lawn area, children's play structure, interactive, water feature, native landscaping, pathways, and placement of art. A "rainwater garden" that interfaces with the existing well house provides educational and interpretive opportunities. Escalated Cost: \$2,500,000.

Phase 7: "East Garden" located east of 160th Avenue NE includes a mixture of art and botanical amenities. Amenities include pathways, lighting, interpretive signage and garden support facilities. Escalated Cost: \$875,000.

Phase 8: Shoreline enhancements adjacent to the river would augment existing habitat enhancement plantings. Escalated Cost: \$76,000.

Phase 9: "Rain Water Garden" north of the courthouse would include interpretive plantings and graphics adjacent to Well #4 and possible rerouting of east entry. Escalated Cost: \$793,000.

Phase I is funded and under construction Phase 2-9 are unfunded.

**V.**

**ALTERNATIVES**

- A. Council could decide to not adopt the CPMP and send it back to Park Board for specified revisions. Park Board recommends approval of the Master Plan as prepared.
- B. Council could adopt the plan with modifications or revisions. Park Board believes the plan accurately and adequately reflects the identified vision and goals for the park, and Council input provided during plan preparation as noted in Council Study Sessions and Parks and Human Services Committee meetings.

**VI.**

**ATTACHMENTS**

- A. Redmond Municipal Campus Central Park Master Plan  
(Attachment is available through the department contact)

/s/ Danny Hopkins, Director of Parks and Recreation

Date: March 2005

Approved for Council Agenda: /s/ Rosemarie Ives, Mayor

Date: 03/10/2005